



13 Cross Street, Bargoed, CF81 8JD

£115,000

We are pleased to offer to the market this mid terrace house in a highly popular location close to local shops, schools, the local childrens park and within walking distance of the local train station. The property is in need of modernisation but would make a lovely family home.

The property currently comprises of entrance hallway, open plan lounge/dining room, kitchen, ground floor bathroom, three bedrooms, double glazing, combination gas central heating and rear garden.

ENTRANCE

Via obscured, cut glass double glazed door.

ENTRANCE HALLWAY

Textured ceiling. Textured walls. Laminate flooring. Radiator. Stairs to first floor. Door to;

LOUNGE/DINING ROOM 20'9" x 11'10" (6.35 x 3.62)

Double glazed window to front and rear. Plastered walls with feature papered wall. Laminate flooring. Wooden fire surround with marble hearth. Under stair storage cupboard. Half glazed door to;

KITCHEN 10'7" x 8'3" (3.24 x 2.53)

Double glazed window to side. Textured ceiling. Plastered walls with tiled splashbacks. Grey finished kitchen units with walnut wood block finish worksurfaces. Stainless steel sink unit with drainer and mixer tap. integrated electric oven and hob. space for fridge/freezer. Space for tumble dryer. Plumbing for washing machine. Breakfast bar. Radiator. Tiled floor. Combination boiler. Doorway to;

REAR PORCH

Textured ceiling with loft hatch. Plastered walls. Obscured double glazed door to outside. continuation of tiled floor. door to;

BATHROOM 7'1" x 9'6" (2.16 x 2.90)

Obscured double glazed window to rear. Textured ceiling. Mix of plastered, tiled and pvc panelled walls. White suite comprising of WC, pedestal wash hand basin, panelled bath and shower cubicle with electric shower. Extractor fan. Radiator.

LANDING

Double glazed window to rear. Textured ceiling. Textured walls. Storage cupboard. Doors leading to all bedrooms.

BEDROOM 1 12'5" x 7'5" (3.79 x 2.27)

Double glazed window to front. Textured ceiling. Plastered walls. Radiator.

BEDROOM 2 8'1" x 10'2" (2.48 x 3.11)

Double glazed window to front. Textured ceiling with loft access hatch. Plastered walls. Radiator.

BEDROOM 3 9'5" x 7'8" (2.89 x 2.36)

Double glazed window to rear. Textured ceiling. Plastered walls. Laminate flooring. Radiator.

FRONT

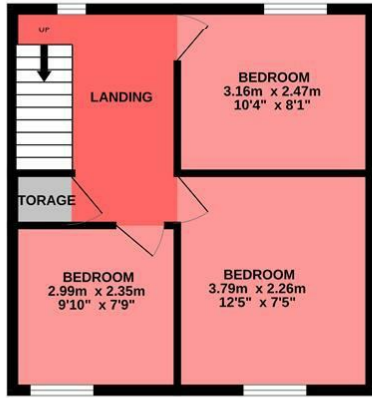
Forecourt with view looking over the local field and park. Steps leading up to entrance door.

REAR

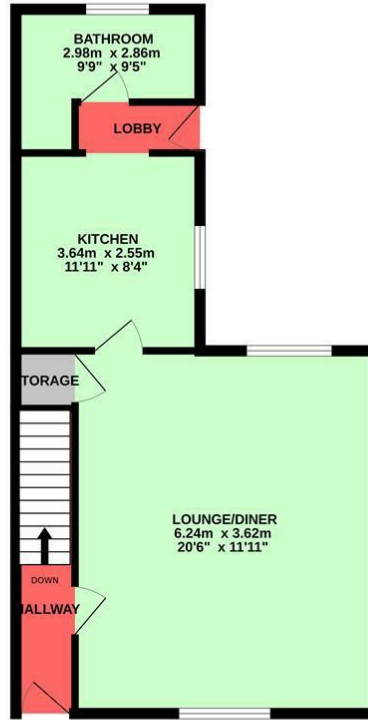
Yard leading to enclosed garden laid with artificial grass with planter borders.

Floor Plan

GROUND FLOOR
30.7 sq.m. (330 sq.ft.) approx.



1ST FLOOR
48.0 sq.m. (517 sq.ft.) approx.

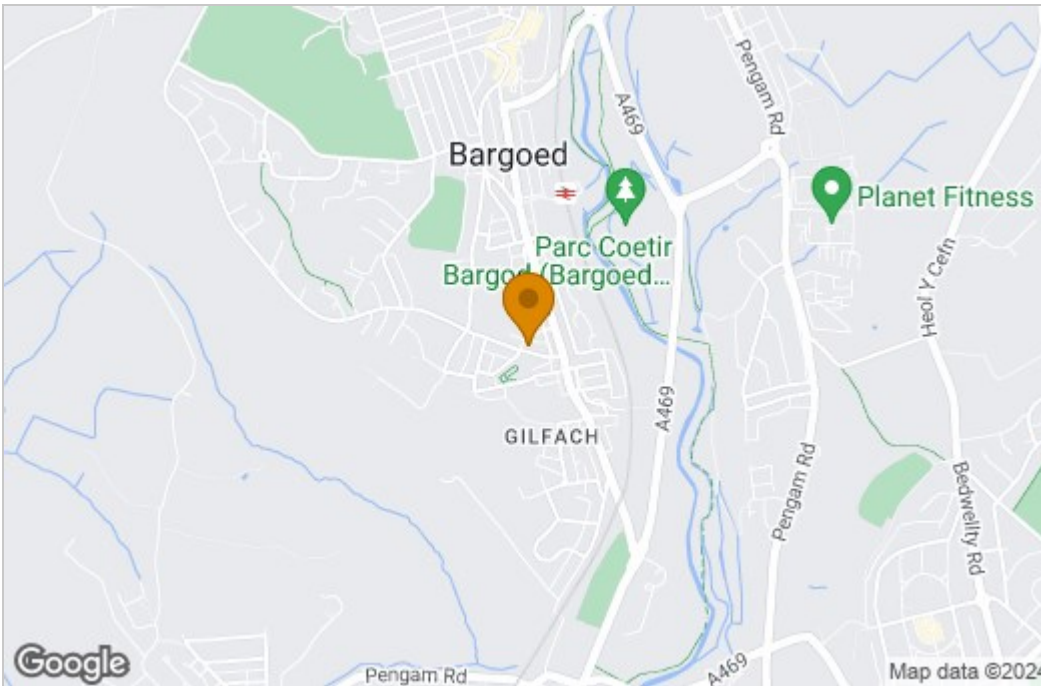


13, CROSS STREET, GILFACH, BARGOED

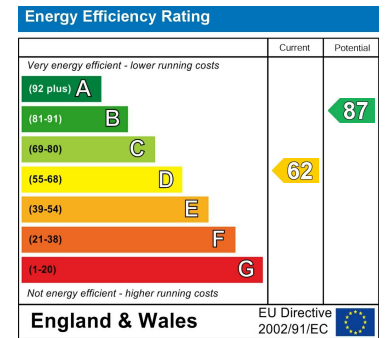
TOTAL FLOOR AREA: 78.7 sq.m. (847 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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